

TMVRC Owners Association, Inc.

As of December 31, 2022
FINANCIALS

Prepared by: Auberge Resorts, LLC as Manager

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
DEFINITIONS
As of December 31, 2022

Accounting basis and financial reporting

Fund accounting is an accounting system for recording that emphasizes accountability rather than profitability, and is used by nonprofit organizations and by governments. In this method, a fund consists of a self-balancing set of accounts.

Nonprofit organizations and government agencies have special requirements to show, in financial statements and reports, how money is spent, rather than how much profit was earned. Unlike profit oriented businesses, which use a single set of self-balancing accounts (or general ledger), nonprofits can have more than one general ledger (or fund), depending on their financial reporting requirements. An accountant for such an entity must be able to produce reports detailing the expenditures and revenues for each of the organization's individual funds (Operating Fund and Reserve Fund and possibly Special Assessment Fund), and reports that summarize the organization's financial activities across all of its funds.

Like profit-making organizations, nonprofits and governments will produce Consolidated Financial Statements. These are generated in line with the reporting requirements in the country they are based or if they are large enough they may produce them under International Financial Reporting Standards (IFRS), an example of this is the UK based charity Oxfam. If the organization is small it may use a cash basis accounting but larger ones generally use accrual basis accounting for their funds.

Nonprofit organizations in the United States have prepared their financial statements using Financial Accounting Standards Board (FASB) guidance since 1993. The financial reporting standards are primarily contained in FAS117 and FIN43. FASB issued a major update in 2016 that changed reporting net assets from three primary categories to two categories, restricted and unrestricted funds and how these are represented on financial statements.

Accounting basis

The accrual basis of accounting used by most businesses requires revenue to be recognized when it is earned and expenses to be recognized when the related benefit is received. Revenues may actually be received during a later period, while expenses may be paid during an earlier or later period. Cash basis accounting, used by some small businesses, recognizes revenue when received and expenses when paid.

Variance explanation

For variance explanations, Better/Worse comparisons are used with common abbreviations of B/(W) where Worse (W) is recorded as a negative number.

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
OCCUPANCY OVERVIEW
As of December 31, 2022

Percentage Occupied - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Residence Occupancy %	56.3%	50.3%	5.9%	62.7%

Percentage Occupied - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Residence Occupancy %	58.5%	64.7%	-6.2%	70.9%

Overall Room Nights - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residence Condos	606	527	79	710
Residence Owner Stays	336	378	(42)	340
Total Occupied Residence RN	942	905	37	1,050

Overall Room Nights - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residence Condos	5,376	6,050	(674)	6,294
Residence Owner Stays	4,969	4,272	697	4,766
Total Occupied Residence RN	10,345	10,322	23	11,060

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
FINANCIAL OVERVIEW
As of December 31, 2022

Profit/(\$Loss) - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Surplus (Deficit)	(28,421)	0	(28,421)	60,413

Profit/(\$Loss) - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Surplus (Deficit)	77,676	0	77,676	193,938

Overall Dept Cost per Occupied Residence - Month				
<u>Department</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Guest Services	23.29	18.92	(4.37)	17.04
Housekeeping	0.81	3.48	2.67	2.74
Engineering	32.88	27.12	(5.77)	(10.37)
Total	\$56.99	\$49.52	(\$7.47)	\$9.41

Overall Dept Cost per Occupied Residence - YTD				
<u>Department</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Guest Services	17.95	17.49	(0.46)	14.69
Housekeeping	1.93	3.07	1.14	1.77
Engineering	25.55	28.87	3.32	22.69
Total	\$45.44	\$49.44	\$4.00	\$39.15

Labor Cost per Occupied Residence - Month				
<u>Department</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Guest Services	20.57	17.74	(2.84)	18.72
Housekeeping	2.12	2.24	0.12	1.31
Engineering	18.55	18.60	0.05	11.68
Total	\$41.25	\$38.58	(\$2.67)	\$31.70

Labor Cost per Occupied Residence - YTD				
<u>Department</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Guest Services	16.13	16.73	0.60	8.99
Housekeeping	1.94	2.11	0.17	1.35
Engineering	14.15	18.12	3.97	11.97
Total	\$32.22	\$36.97	\$4.75	\$22.31

Delinquent Accounts- 31+days				
	<u>Current</u>	<u>Last Month</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
# of Condominium Units	4	5	1	9
Total Dollars	\$1,077	\$5,135	\$4,059	\$6,401

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
UTILITY OVERVIEW
As of December 31, 2022

Total Occupied Residences - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residences	942	905	37	1,050

Total Occupied Residences - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residences	10,345	10,322	23	11,060

Electricity - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$20,474	\$30,247	\$9,774	\$3,021
kWh*	269,238	339,856	70,618	268,802
Expense/kWh	\$0.08	\$0.09	\$0.01	\$0.01
kWh/Occ. Residence	285.82	375.53	89.72	256.00

Electricity - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$298,927	\$336,080	\$37,152	\$308,360
kWh*	3,693,689	3,776,175	82,486	4,006,031
Expense/kWh	\$0.08	\$0.09	\$0.01	\$0.08
kWh/Occ. Residence	357.05	365.84	8.79	362.21

Gas - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$60,986	\$48,690	(\$12,296)	\$62,554
Therms*	89,566	64,921	(24,645)	86,435
Expense/Therm	\$0.68	\$0.75	\$0.07	\$0.72
Therms/Occ. Residence	95.08	71.74	(23.35)	82.32

Gas - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$411,897	\$320,500	(\$91,397)	\$338,336
Therms*	492,124	427,333	(64,791)	521,953
Expense/Therm	\$0.84	\$0.75	(\$0.09)	\$0.65
Therms/Occ. Residence	47.57	41.40	(6.17)	47.19

Water/Sewer - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$9,000	\$9,169	\$169	\$8,055
000's Gallon*	612	917	305	554
Expense/ 000's Gallon	\$14.71	\$10.00	(\$4.71)	\$14.54
Gallon /Occ. Residence	650	1,013	363.48	528

Water/Sewer - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$121,633	\$112,115	(\$9,518)	\$102,810
000's Gallon*	12,823	11,212	(1,612)	9,851
Expense/ 000's Gallon	\$9.49	\$10.00	\$0.51	\$10.44
Gallon /Occ. Residence	1,240	1,086	(153)	891

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
BALANCE SHEET
As of December 31, 2022

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
Assets			
Cash	362,482	1,447,636	1,810,118
Maintenance Fees Receivable	6,545		6,545
Due to/ (from) Operating Fund	641,185	-	641,185
Due to/ (from) Reserve for Replacement Fund	-	(641,185)	(641,185)
Total Assets	<u>1,010,212</u>	<u>806,452</u>	<u>1,816,664</u>
Liabilities			
Unearned Maintenance Fees	69,051	-	69,051
Accounts Payable ₁	639,787	-	639,787
Accrued Liabilities	10,900	-	10,900
Due to Madeline Hotel	-	-	-
Total Liabilities	<u>719,738</u>	<u>-</u>	<u>719,738</u>
Equity			
Fund Balance - Year to Date	77,676	(509,643)	(431,967)
Operating Surplus Transferred	-	-	-
Fund Balance - Prior Year	212,798	1,316,095	1,528,893
Fund Balance LTD	290,474	806,452	1,096,926
Total Liabilities and Equity	<u>1,010,212</u>	<u>806,452</u>	<u>1,816,664</u>

1- Hotel Madeline Payable of \$622.6K included in Accounts payable

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
STATEMENT OF REVENUE AND EXPENSES
OPERATING FUND
As of December 31, 2022

	December 31, 2022				YEAR TO DATE				
	ACTUAL	BUDGET	Var B/(W)		ACTUAL	BUDGET	Var B/(W)		
REVENUES									
Maintenance Fees	329,060	329,060	0	0.0%	3,126,676	3,126,676	0	0.0%	
Space Rent	2,115	0	2,115	0.0%	25,380	0	25,380	0.0%	
Operating Interest and Late Fee	74	0	74	0.0%	1,511	0	1,511	0.0%	
TOTAL REVENUES	\$ 331,250	\$ 329,060	\$ 2,189	0.7%	\$ 3,153,566	\$ 3,126,676	\$ 26,891	0.9%	
EXPENSES									
Accounting and General	15,613	36,141	20,527	2	56.8%	420,299	406,955	(13,344)	-3.3%
Guest Services	38,866	31,678	(7,189)		-22.7%	290,952	292,381	1,429	0.5%
Homeowners Association Audit Expense	13,000	0	(13,000)	3	0.0%	13,790	21,550	7,760	36.0%
Homeowners Association Bookkeeping Expense	1,572	1,900	328		17.3%	18,357	21,600	3,243	15.0%
Homeowners Association Manager Expense	18,908	16,165	(2,743)		-17.0%	198,193	202,084	3,891	1.9%
Housekeeping	20,144	19,199	(944)		-4.9%	186,822	204,419	17,597	8.6%
Insurance	29,904	6,492	(23,412)	1	-360.6%	128,185	81,153	(47,032)	-58.0%
Maintenance	48,453	41,377	(7,076)		-17.1%	410,772	485,089	74,317	15.3%
Management Fee	19,917	19,741	(175)		-0.9%	239,000	236,896	(2,104)	-0.9%
Owner Storage	833	833	0		0.0%	11,273	10,000	(1,273)	-12.7%
Parking	24,273	30,026	5,753		19.2%	98,705	103,537	4,833	4.7%
Real Estate Tax Expense	6,683	4,946	(1,738)		-35.1%	52,326	59,348	7,022	11.8%
Reserve study	0	0	0		0.0%	0	3,900	3,900	100.0%
Shared Facility Expense	31,044	22,719	(8,325)	4	-36.6%	174,760	164,977	(9,783)	-5.9%
Utilities	90,460	97,844	7,383	5	7.5%	832,456	832,788	331	0.0%
TOTAL EXPENSES	\$ 359,671	\$ 329,060	\$ (30,610)		-9.3%	\$ 3,075,891	\$ 3,126,676	\$ 50,785	1.6%
SURPLUS (DEFICIT)	\$ (28,421)	\$ -	\$ (28,421)			\$ 77,676	\$ -	\$ 77,676	
2021 Opening Fund Balance						\$ 212,798			
LIFE-TO-DATE FUND BALANCE						\$ 290,474			

1 \$20.7K in Insurance deductibles paid for common area lobby flooding in Q2

2 Allocation of A&G costs for parking budget booked for FY 2022 in DEC

3 Accrued 1/2 of two year review in DEC, final review to be completed in 2023

4 NOV and DEC Ski Valet invoices booked in DEC

5 The larger than expected December gas utility bill was offset by a credit for YTD gas usage billed to TMV for the snowmelt system.

TMVRC Owners Association, INC.
Madeline Hotel & Residences
OPERATIONS BUDGET VARIANCE
As of December 31, 2022

DESCRIPTION	Monthly VAR B/(W)	MTD %	YTD VAR B/(W)	YTD %	MTD EXPLANATION Variances greater than 5% and \$2,500	YTD EXPLANATION Variances greater than 5% and \$2,500
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REVENUES

Space Rent	2,115	0.0%	25,380	0.0%	Space rent for Free Propel Movement	Space rent for Free People Movement
Operating Interest and Late Fee	74	0.0%	1,511	0.0%		

EXPENSES

Accounting and General	20,527	56.8%			Allocate \$14K or 4.5% of A&G to parking, per 2022 budget	+\$21K YTD incremental Legal expense outside of normal HOA activity, related to rules and regulations and other ongoing vendor related legal matters.
Guest Services	(7,189)	-22.7%			Timing variances due to late receipt of Décor invoicing. \$3K increased front desk staffing for busy festive season.	
Homeowners Association Audit Expense	(13,000)	0.0%	7,760	36.0%	Accrued half of the 2 year hotel review, as well as 2021 tax prep fees.	SOW for 2 year review of hotel allocated accounts is \$23K. Accrued for 1 year, remaining amount will be recognized in 2023, per GAAP.
Homeowners Association Bookkeeping Expense			3,243	15.0%		Lower year to date costs resulting from reduced ad-hoc reporting requests and audit support.
Homeowners Association Manager Expense	(2,743)	-17.0%			Reduced Residence Director allocated wages, in conjunction with hotel RMA project work	
Housekeeping			17,597	8.6%		Carry forward of lower than anticipated hours from Q1 and closure months of Q2.
Insurance	(23,412)	-360.6%	(47,032)	-58.0%	\$20.7K insurance deductible and non reimbursed expense resulting from flooded lobby floor in Q2. 2022 renewal period for insurance was exceeded budget estimate	\$20.7K insurance deductible for Q2 flood. Renewal for 2022/2023 exceeded the budgeted YoY increase by \$3K per month, or approx. \$17.5K for 2022.
Maintenance			74,317	15.3%		Labor down \$31K to Budget resulting from lower than expected hours and various vacant positions within PO&M team. \$8K of unused PO&M contingency YTD
Parking	5,753	19.2%			A&G allocation was less than anticipated in budget assumption, lower PO&M costs associated with the garage.	
Real Estate Tax Expense			7,022	11.8%		Hotel booked adjustment to accrued property taxes to adjust to most recent assessment
Reserve study			3,900	100.0%		External reserve committee report deferred to future year. 2021/2022 Reserve study update to be completed internally with reserve committee and BOD.
Shared Facility Expense	(8,325)	-36.6%	(9,783)	-5.9%	November and December invoices booked in Dec. Contract for ski valet services was offered to new contractor at a increased rate in order to offer better customer service to Residence owner and guests.	Increased costs associated with new vendor for ski valet services. Contract for ski valet services was awarded to new contractor at a increased rate in order to offer better customer service to Residence owner and guest
Utilities	7,383	7.5%			The larger than expected December gas utility bill was offset by a credit for YTD gas usage billed to TMV for the snowmelt system.	

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
STATEMENT OF REVENUE AND EXPENSES
RESERVE FUND
As of December 31, 2022

	Year to Date 2022			Notes
	ACTUAL	BUDGET	Var B/(W)	
REVENUES				
Reserve For Replacement Assessments	500,000	500,000	-	
Reserve For Replacement Assessments- Garage	4,725	4,725	-	
Bank Interest	383	-	383	
TOTAL REVENUES	505,109	504,725	383	
EXPENSES				
Common Areas-Elevators				
GSF-Elevator Cab Refurb.-Guest-Lot 38		33,000	33,000	Design work has begun, Completion spring 2023
GSF-Elevator Cab Refurb.-Guest-Lot 50-51		132,000	132,000	Design work has begun, Completion spring 2023
Common Area Equipment				
GLCE-Gate Arm Operator-Garage	5,576	10,000	4,424	Project completed \$6.5K Funds Re allocated to other projects, Elements not needed
HSF-Kid's Club-Desktop Computers-Lot 38		7,500	7,500	Funds Re allocated to other projects, Elements not needed
HSF-Kid's Club-Televisions-Lot 38		2,800	2,800	Funds Re allocated to other projects, Elements not needed
HSF - Computers Desktops & laptops - Staff	1,904	10,000	8,096	1 Laptop replacement purchased
Common Area -Fitness				
HSF-Fitness Equipment-Cardio	44,454	43,709	(745)	Project Completed, Variance approved by BOD
Common Area-Furnishings				
HSF-Kid's Club-Dining Chairs-Lot 38		2,000	2,000	Completed all common area furnishing. Total project cost \$3.5K, Yielding \$5K in total savings
HSF-Kid's Club-Dining Table-Lot 38		2,000	2,000	
HSF-Kid's Club-Ottoman-Lot 38		500	500	
HSF-Kid's Club-Sectional Couch-Lot 38	3,501	4,000	499	
Common Areas - HVAC				
GSF-HVAC-Split A/C System-Elev. Cntrl. 3&4		5,354	5,354	To be completed in 2023
GSF-HVAC-Split A/C System-Elev. Cntrl. 5&6		5,354	5,354	
GSF-HVAC-Split A/C System-Serv. Elev. Cntrl.		5,354	5,354	
GSF-HVAC-Split A/C System-Garage BOH (CU/HP-1)		4,589	4,589	
GSF-HVAC-Split A/C System-Garage BOH (CU/HP-2)		4,589	4,589	
GSF-HVAC-Split A/C System-Garage BOH (CU/HP-3)		4,589	4,589	
Common Area - Mechanical				
GSF-Pump/Motor-Boiler (BP-3) 5 HP		5,245	5,245	Included in Boiler replacement
GSF-Pump/Motor-Snow Melt Heat Exch.		6,000	6,000	OP-EX- completed
GSF-Valve Replacement-Allowance-Lot 50-51 & 38	3,006	13,659	10,653	Move\$3K to 2023
GSF-Pump/Motor-Coil Circ.-50-51		5,150	5,150	Purchased, awaiting invoice
GSF-Pump/Motor-Sump-GroundWater-50-51	8,878	20,688	11,810	Complete
GSF-VFD 2 ChillWater Pump-Ph 1-50-51	22,806	4,429	(18,377)	Completed 4/22
GSF-VFD 4 HotWater Pump-Lot 50-51		18,025	18,025	Completed 4/22
GSF-VFD 5 Snow Melt Pump-Lot 50-51		12,154	12,154	Pump found to be in working order, Funds allocated to make up air BMU3

	Year to Date 2022			Notes
	ACTUAL	BUDGET	Var B/(W)	
Common Area-Pool/Spa				
HSF-Pool-Spa Water Pressure Pump-5 HP-2	2,315	2,375	60	Completed Project completed, billed as operating expense in 2021.
HSF-Pool furniture		10,927	10,927	
Ext. Building Maintenance				
LCE-Paint/Waterproof-Balconies-Lot 38	20,430	80,000	59,571	Completed Complete at \$21K, Second payment of 10572 made July 1
LCE-Paint/Waterproof-Balconies-Lot 50-51	21,144	16,298	(4,846)	
GCE-Heat Tape/Gutter/Downspout Repairs		7,500	7,500	Defer project. Heat tape found to be in good condition, funds used for roof project
GCE-Paint/Waterproof-Bldg. Exterior-38	167,802	32,655	(135,147)	Originally bid by Log Chinking, who defaulted on contract, judgement awarded to HOA for recouperation of deposit plus damages. Orig. budget was \$95,831, Project to be completed by Hensen. <i>Overage approved by BOD</i>
GCE-Paint/Waterproof-Bldg. Exterior-50-51	133,850	125,150	(8,700)	Project completed, variance due to bonding.
Roof				
GSF - Roof Repairs - Annual Allowance	118,600	25,000	(93,600)	BOD approved increase scope of work to cut down on future mobilization fees . Project completed.
Board Approved 38 Hallway				
HSF- 38 Building Hallway Carpet, Wall Sconce lighting, V	53,362	100,000	46,638	Design phase is underway. Funding payment released in July
GSF-38 Building Lobby Renovation	61,193	65,000	3,807	
2022 Contingency				
GSF- Boiler Replacement (previously planned for 2030)	179,262	-	(179,262)	Contingency Boiler approved by BOD, to Bill \$78.5K portion to TMV in conjunction to snowmelt agreement
GSF- Glycol replacement	69,157	-	(69,157)	
HSF-Common area security system	28,364	-	(28,364)	
Pool cleaning robot	-	-	-	Completed for \$1.5K, recorded on operating PL vs. \$4K approved by BOD
Corridor Wall treatments - Approved by BOD 9/21	69,150	-	(69,150)	Approved by BOD
Total EXPENSES	\$ 1,014,752	\$ 827,593	\$ (187,158)	
SURPLUS (DEFICIT)	\$ (509,643)	\$ (322,868)	\$ (186,775)	
2021 Opening Fund Balance	\$ 1,316,095			
LIFE-TO-DATE FUND BALANCE	\$ 806,452			
	ACTUAL	BUDGET	Var B/(W)	
	554,263	432,660	(121,603)	Completed projects
	114,555	394,933	280,378	Continued or deferred projects
	345,933	0	(345,933)	BOD approved contingency projects
	1,014,752	827,593	(187,158)	

**TMVRC Owners Association, Inc.
 Madeline Hotel & Residences
 DELINQUENCIES
 As of December 31, 2022**

Unit #	31 - 60 days	61 - 90 days	> 90 days	TOTAL	Late Fees and Interest (incl. in total)
IPC-18	0.89	-	268.34	269.23	4.43
IPC-19	0.89	-	268.34	269.23	4.43
IPC-8	0.89	-	268.34	269.23	4.43
IPC-9	0.89	-	268.34	269.23	4.43
	\$3.56	\$0.00	\$1,073.36	\$1,076.92	\$17.72